

Contact: John Nash

**REGISTER OF UNIVERSITY OF IOWA**  
**CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS**

**Actions Requested:** Consider recommending to the Board approval of:

1. Permission to Proceed with Project Planning for the **Art Building Revitalization for Innovation Center** project including the design professional selection process.
2. Schematic Design, Project Description and Budget (\$31,500,000) for the **Development of Off-Site Central Sterilization Services - Construct Facility** project with the understanding that approval is authorization to proceed with construction.

**Project #1 of 2**  
**Art Building Revitalization for Innovation Center**

**Executive Summary:** This project would completely revitalize all 53,000 square feet of the Art Building, built in 1936. While honoring the historic integrity of the building, it would modernize the interior, restore of the exterior, eliminate a substantial amount of deferred maintenance and construct site improvements to support program needs, ADA and safe access. Out-dated mechanical, electrical, fire detection and other technologies would be replaced throughout the entire facility. New furniture and equipment are planned as well. The estimated project budget of \$20-\$25 million would be funded by gifts.



University of Iowa Arts Building along the Iowa River (east side)

**Background:**

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<b>Permission to Proceed with Project Planning</b>		<b>Sep. 2018</b>	<b>Requested</b>

Since the flood of 2008, the Art Building has been unoccupied, yet maintained in accordance with federal protective requirements. Multiple options were studied for its reuse. It has been determined the building would best serve students and the university community as a much-needed interdisciplinary center for innovation and discovery. The Innovation Center stems from three years of campus and community engagement that identified multiple unmet campus needs such as:

- Students: Exposing students to more real world and hands-on experience, expanding recognition for innovations (success and failure) and enhancing cross-disciplinary on-campus networking.
- Faculty: Providing resources, support and recognition for venture creation and other means for translating innovations to external partners
- Deans: Creating more opportunity for experiential learning and faculty/student/industry research collaborations
- Alumni: Expanding opportunities to engage their time, talent and networks with students and faculty innovators
- Community: Improving access to university resources and talent to solve problems and create high impact

The Innovation Center concept was initiated in the university's Tippie College of Business (TCOB) and helps to expand the impact of entrepreneurship at campus, state and national levels. The vision is rooted in the idea of environments that celebrate innovation and collaboration among students, faculty and community partners. The historic Art Building would serve as a much-needed collaborative environment replete with modern tools to support new idea development.

The Innovation Center would be anchored by the John Pappajohn Entrepreneurial Center (JPEC) and would include active participation by all 11 colleges. JPEC has been expanding since its inception and is open to all students, regardless of academic concentration. The success of the JPEC has led to a more global perspective on the relationship between education and innovation. JPEC is committed to be a national leader in teaching and supporting innovation and entrepreneurial development. This building revitalization would vastly expand that vision on the site that embodied creativity at the University of Iowa more than 80 years ago.

As with all facilities along the Iowa River, the university carefully plans their use. Since the 2008 flood, earthwork, landscape modifications and HESCO flood barriers protect the Art Building and the Arts Campus against major floods. While floods are still possible, modifications since 2008 mitigate a significant element of flood risk. The new Innovation Center's primary programs would be located on above-grade floors, which are above the 2008 and 500-year flood levels. Precautionary measures would be taken in the design, so the lower level can be easily evacuated in the event of a severe flood.

Located at the foot of the new Hancher Footbridge, which opened last month, the Art Building's central location on campus is ideal. It is accessible to all programs and is located between undergraduate courses and health/professional colleges.

**Project #2 of 2**  
**Development of Off-Site Central Sterilization Services – Construct Facility**

**Executive Summary:** This project would construct a new one-story, 51,000 square foot building on the Oakdale Campus for Central Sterilization Services to replace their current operation on the lower level of the John Colloton Pavilion. The estimated project cost of \$31,500,000, which includes a large amount of highly specialized equipment, would be funded by UIHC Building Usage Funds.



**Budget**

Planning, Design & Management	\$ 7,800,000
Construction	17,050,000
Furniture & Equipment	4,550,000
Contingency	2,100,000

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**Total Project Budget** **\$ 31,500,000**

\* Approved by Executive Director, consistent with Board policy.

Source of funds: UIHC Building Usage Funds

**Background:** Sterilization services for the University of Iowa Hospital and Clinics is largely decentralized and processes instruments, trays and carts in various ways with different teams that creates inefficiencies in service. Additionally, the existing facilities have no room to grow or change to meet ever-increasing demands and regulations.

In general, Central Sterilization Services (CSS) sterilizes medical equipment to support the unique needs of the Main Operating Rooms and Children’s Hospital, as well as support specialty procedures performed at inpatient and ambulatory care settings. In addition, properly sterilized instruments are critical to the complex surgical and procedural needs of the very acute patient population. Patients rely on services performed 24/7 without delays in order to meet the demands of such a large hospital.

Most of the space vacated by this project on the lower level of the John Colloton Pavilion would be re-purposed to support this new off-site facility and the remainder would be available for future use by the hospital.

<b>Project Activity</b>	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Apr. 2016	Approved
Utilization of the Construction Manager - Agent Delivery Method		Apr. 2016	Approved
Design Professional Selection (IMEG Corporation, Des Moines)		Mar. 2017	Not Required*
Design Professional Agreement (Preliminary Design Services)	\$ 313,875	Mar. 2017	Not Required*
Revised Permission to Proceed with Project Planning		Jan. 2018	Approved
Utilization of the Construction Manager - At Risk Delivery Method		Jan. 2018	Approved
Design Professional Agreement (Oakdale Utility Design Services only)	166,000	May 2018	Not Required*
Design Professional Agreement (Schematic Design-Record Documents)	2,140,250	May 2018	Not Required*
Construction Manager @ Risk Selection (Carl A. Nelson, Burlington)		May 2018	Not Required*
Construction Manager @ Risk Agreement (Pre-construction Services only)	70,500	May 2018	Not Required*
Program Statement		Aug. 2018	Not Required*
<b>Schematic Design</b>		<b>Sep. 2018</b>	<b>Requested</b>
<b>Project Description and Budget</b>	<b>\$31,500,000</b>	<b>Sep. 2018</b>	<b>Requested</b>

Development of Off-Site Central Sterilization Services – Construct Facility  
Schematic Design: Project Location



Development of Off-Site Central Sterilization  
Services – Construct Facility project

Oakdale Campus Power Plant

Oakdale Campus: overhead view looking north



Main entrance

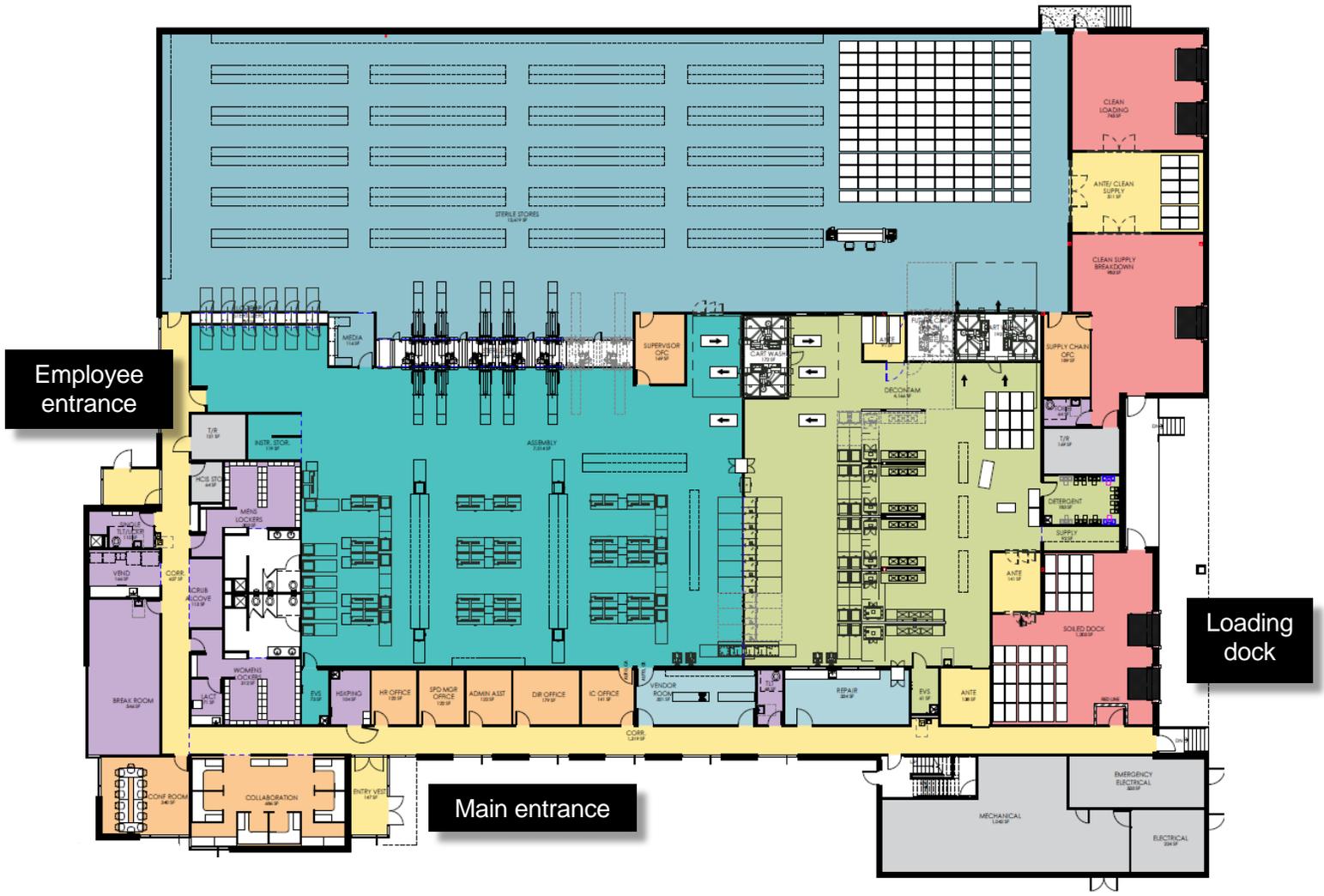


Employee entrance



Main entrance to the left, loading dock to the right

Development of Off-Site Central Sterilization Services  
Schematic Design: Floor Plan



Department Legend	
<span style="color: #00A0C0;">■</span>	ASSEMBLY
<span style="color: #FFD700;">■</span>	CIRCULATION
<span style="color: #4682B4;">■</span>	CSS
<span style="color: #9ACD32;">■</span>	DECONTAM
<span style="color: #FF4500;">■</span>	DOCK
<span style="color: #FF8C00;">■</span>	OFFICE/STAFF
<span style="color: #9370DB;">■</span>	STAFF SUPPORT
<span style="color: #4682B4;">■</span>	STERILE STORES
<span style="color: #A9A9A9;">■</span>	UTILITY
<span style="color: #ADD8E6;">■</span>	VENDOR



**Development of Off-Site Central Sterilization Services  
Building Program**

**Decontamination Areas:**

Decontamination	4,154
Cart Washers - Decontamination to Sterile Stores	193
Future Cart Washer	106
Cart Washers - Decontamination to Assembly	172
Detergent	183
Supply	92
EVS - Decontamination	59
EVS - Assembly	74
Assembly	7,046
Instrument Storage	119
Sterilizers	333
Sterilizers - Low Temp	71
Sterile Stores	12,683
Media Room	108
Ante / Clean Supply	514
Vendor Room	325
Repair Room	338
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Total	26,570

**Office/Staff Areas:**

Director Office	181
Admin Assistant Office	123
Supply Chain Office	187
Supervisor Office	145
HR Office	123
SPD Manager Office	123
IC Office	143
Collaboration Workspaces	686
Conference / Training	343
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Total	2,054

**Staff Support Areas:**

Housekeeping	106
Breakroom	544
Vending	166
Single User Toilet/Locker	110
Scrub-X Alcove	113
Lactation	71
Toilet/Locker - Women	537
Toilet/Locker - Men	528
Public Toilets	126
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Total	2,301

**Circulation:**

Ante - Decontamination to Dock	141
Ante - Decontamination to Public	135
Ante - Decontamination to Assembly	115
Entry Vestibule	146
Staff Entry Vestibule	107
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Total	644

**Utilities:**

Mechanical Room	1,042
Mechanical Penthouse	9,729
Electrical Room	224
Emergency Electrical Room	333
T/R Room - Main	121
T/R Room - Supplemental	169
HCIS Storage Room	64
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Total	11,682

Unassigned storage space	2,886
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Total Net Square Feet	46,137
<b>Total Gross Square Feet</b>	<b>50,919</b>

Net-to-Gross Ratio 91 percent